

CITY OF PORTLAND, TENNESSEE

Site Development Plan Design Requirements



Title of Project: _____

Street Location: _____

County: Sumner County or Robertson County (Circle One)

Tax Map: _____ Group: _____ Parcel: _____

Zoning: _____

Provided with Submittal		For Office Use
	Curb cuts shown on plans; *No more than one curb cut allowed per 100ft of road frontage.*	
	Right-of-Way and pavement dimensions provided with all traffic calming and pedestrian amenities indicated;	
	Pedestrian Circulation plan provided (for any development greater than 5,000sq.ft.); Pedestrian travel shown between: <ol style="list-style-type: none"> 1. The parking lot 2. Any required through sidewalks 3. The dumpster pad 4. Other outbuildings and site amenities If required, between one corner of the ROW to the other	
	Sidewalks provided with ADA accessible features such as truncated domes and curb cuts;	
	Sidewalk dimensions and widths provided *All sidewalks must be a minimum of 5 feet wide or as specified in the Subdivision Regulations*	
	Sidewalk buffer dimensions provided; *All sidewalk buffers must be a minimum of 5 feet wide or as specified in the Subdivision Regulations*	
	Location and dimensions of buffers between buildings and parking areas provided;	
	Location and dimensions of all service areas and dumpster enclosures provided;	
	Location of all areas intended to be used for outdoor storage or areas intended for outdoor sales;	
	Location of all utility propane tanks, gas meters, electric meters, utility meters, backflow devices, and ground-mounted air conditioning or mechanical units;	

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	If applicable drive through aisles, drive-through service windows, and trash can locations and dimensions provided;	
	Building materials listed; *Building facades shall have a minimum of two primary materials, but no more than three primary materials. *	
	Façade contains at least two façade elements;	
	Façade offsets provided every 40’;	
	Lighting plan provided; *Lighting shall not exceed ½ foot candle at any property line* *Parking areas a pedestrian ways on commercial and industrial zoned property shall be lighted to at least ½ foot candle*	
	Landscaping plan provided;	
	Location of all landscaping, buffers, screening methods, bioretention areas, and foundation planting;	
	Location and description of landscape improvements;	
	Location of existing trees and natural areas indicated;	
	Planting details provided;	
	Proposed plant material and plant schedule provided;	
	Location of proposed trees;	
	Language and calculations that indicate overall minimum landscaping requirements;	
	ADA compliant parking stalls indicated and dimensions provided ;	
	All parking area locations and dimensions shown;	
	Parking space location, width and depth provided;	
	Parking island location, width, and depth provided; *parking island required a minimum of every 15 spaces*	
	Parking area buffer and screening measures provided as well as language indicating proposed buffer type and alternative canopy choice;	
	Language and calculations that indicate overall minimum parking requirements;	

**** This is intended to be a guide, please consult the City of Portland Design Guidelines for details****